

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY FEBRUARY 18, 2022
VIRTUAL MEETING**

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON HEARING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE FEBRUARY 18, 2022, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the January 21, 2022, regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for February 18, 2022, regular meeting of the Board.

9:00 A.M.

SPECIAL USE EXTENSION

436-20-S	ZONING DISTRICT: B3-3	WARD: 3
APPLICANT:	Jokes and Notes, Inc. dba Renaissance Bronzeville	
OWNER:	4641 S. King Drive Trust	
PREMISES AFFECTED:	4641 S. Dr. Martin Luther King Jr. Dr.	
SUBJECT:	Application for a special use to establish a proposed 375 square foot one-story addition and to add a 1,190 square foot at grade patio in the rear of the existing tavern in an existing one-story commercial building.	

- Continued to April 22, 2022

REGULAR CALL

38-22-Z	ZONING DISTRICT: RS-1	WARD: 39
APPLICANT:	Julie Carnegie	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6222 N. Leader Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 5' to 3.01' (south to be 7.26'), combined side yard setback from 15' to 10.27' for a proposed second floor addition and a rear two-story addition to the existing single-family residence.	

- Approved

39-22-Z
APPLICANT: Alexis & Jeff Leverenz
OWNER: Same as applicant
PREMISES AFFECTED: 5137 N. Oakley Avenue
SUBJECT: Application for a variation to increase the existing floor area from 2,108.6 square feet by 248.75 square feet to the allowable 2,812.5 square feet for a total of 3,061.25 for a proposed rear two-story addition with crawl space and a new rear deck on the existing three-story single-family residence with front porch.

- **Approved**

40-22-S
APPLICANT: Linh Pham
OWNER: John Seo
PREMISES AFFECTED: 1614 N. Western Avenue
SUBJECT: Application for a special use to establish a nail salon.

- **Approved**

41-22-S
APPLICANT: Hai Vu
OWNER: Lan Xintong
PREMISES AFFECTED: 1739 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a nail salon.

- **Approved**

42-22-S
APPLICANT: Mariposa Nail Salon
OWNER: J & L hardware, LLC
PREMISES AFFECTED: 2812 1/2 W. 55th Street
SUBJECT: Application for a special use to establish a nail salon.

- **Approved**

43-22-S
APPLICANT: Eternal Studio Corporation
OWNER: Tenauk III, LLC
PREMISES AFFECTED: 6658 W. Archer Avenue
SUBJECT: Application for a special use to establish a body art / tattoo salon.

- **Approved**

44-22-S
APPLICANT: Design No.1 Nails Studio Co.
OWNER: Sayed K. Ahmed
PREMISES AFFECTED: 4043 W. Madison Street
SUBJECT: Application for a special use to establish a nail salon.

- **Approved**

- Continued to April 22, 2022

- Continued to March 18, 2022 so that variation can be re-noticed with the correct relief (i.e., should be a variation to reduce the east side setback, not rear setback)

- **Approved**

- **Approved**

- Continued to April 22, 2022

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

WARD: 1

Trevor Turk

Same as applicant

1328 N. Wicker Park Avenue

Application for a variation to increase the building height from the maximum 30' to 31.96' for a proposed third floor addition to the existing two-story single-family residence.

- **Approved**

WARD: 44

Daniel & Anne Barlow

Chicago Title Trust # 8002383428

3517-21 N. Greenview Avenue

Application for a variation to reduce the front setback from the required 14.85' to 12.68', north side setback from 5' to 3.5' (south to be 10.83') for a combined side setback of 14.33, rear setback from 34.65' to 27.92' for a proposed new front three-story addition, new rear three-story rear addition with chimney, new one story corridor addition to the new attached three-car private garage with bike storage room and new one story open deck that exceeds 4' in height from grade with pergola above and storage room below for the existing three-story, single family residence.

- **Approved**

WARD: 45

Board of Education for the City of Chicago

Same as applicant

5252 N. Long Avenue

Application for a variation to reduce the front setback (N. Long Avenue) from the required 20' to 5' for a proposed parking lot and playground for an existing two-story school building.

- **Approved**

WARD: 45

Board of Education

Same as applicant

5252 N. Long Avenue

Application for a variation to eliminate the required 7' landscape setback (with trees and shrubs) along Gettysburg Street and to allow the ornamental metal fence to be installed at the property line instead of 5' from the property line along that street for an existing school with proposed on-site parking.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to April 22, 2022

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

WARD: 47

Application for a variation to reduce the rear setback from the required 37.5' to 30.11' for a proposed exterior entrance stairs more than six feet above grade to establish a new dwelling unit on the second floor of an existing two-story accessory building containing two parking spaces on the first floor in the rear of a lot with an existing two-story, two dwelling unit building.

- WARD: 47**

Application for a variation to increase the allowable floor area for a coach house of 700 square feet by 48.29 square feet for a total of 748.29 square feet for the establishment of a new dwelling unit on the second floor of an existing two-story accessory building containing two parking spaces on the first floor in the rear of a lot with an existing two-story, two dwelling unit building.

- WARD: 8**

Application for a special use to establish a three-lane drive through facility to serve a proposed three-lane drive through facility to serve a proposed fast-food restaurant.

- WARD: 37**

Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,367 square feet for a proposed four pump gas station with convenience store.

- 9

- **Approved**

- **Approved**

- **Approved**

- Continued to May 20, 2022

- **Approved**

- **Approved**

- **Approved**

- **Denied**

- **Denied**

- **Approved**

11

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to May 20, 2022

- Continued to April 22, 2022

13

- **Approved**

- **Approved**

- **Approved**

- **Approved**

Adjournment.